

which access was gained by a staircase from the same entrance, and above these, four floors—two to each residence. The lower floors of these residences were gained by external galleries—there being, of course, two in number—and to them the ascent was by large staircases, one on each side next the street, surmounted by open loggias. The galleries were constructed with iron columns and arched girders borne upon the front wall of the ground and one-pair story, the upper gallery being covered by the roof of the building, in which there were skylights. The front wall of the houses reached by these galleries, was supported upon iron girders, bearing upon the cross-walls. The roof of the building was of iron, and contained a large extracting shaft for ventilation: the doors were of timber. The residences on the ground and one-pair story contained a living-room, with fireplace, one bed-room, a pantry, scullery, water-closet, place for coals, and sink. The other residences had a living-room and the other conveniences on one floor, and bed-rooms above. Each residence was provided with flues for the admission and escape of air, and a shaft for refuse ran through the whole height of the building, with which each residence had a communication by means of an aperture in the floor of the water-closet. Another design, by Mr. Dawkes, differed mainly in having one staircase to the galleries, in the centre of the building farthest from the street. In a third design, the external gallery system was dispensed with, and the buildings formed three detached blocks. There were general staircases of access to two residences on each floor; some the houses having one, and some two bed-rooms. In the lodging-house, Mr. Dawkes provided, on the ground-floor, two coffee-rooms, a residence for the manager, lavatories, clothes stores, &c., devoting the basement to the kitchen, scullery, cook's room, laundry, and drying closets, and to stores, water-closets and the heating apparatus. There was also a larder, with compartments, each lighted and ventilated, and separate staircases for the lodgers and the officers of the establishment. In the upper part of the building were five stories of dormitories, ventilated by shafts communicating with each floor.

Whilst the two successful designs display ingenuity in arrangement, the attention given in each of them mainly to one of the desiderata of the general plan, perhaps allows the object of the scheme to be best provided for in one of those yet to be mentioned. Mr. Grellier has arranged buildings in five distinct blocks, having a court in the centre. Two of these are at the front end of the ground, with the entrance gate between, and contain sixteen dwellings each; two are one on each side the ground, and have twenty-four dwellings each; and the lodging-house of irregular plan to suit the contour of the ground, occupies the other end. Mr. Grellier has given many different arrangements for the residences in the four blocks, and they have the advantage of economy in the number of staircases, combined with one of some importance, that of easily altering, according to varying requirements. The lodging-house contained on the ground-floor, besides entrance hall and superintendent's residence, a general sitting room, a dining room, a library and smoking room, a kitchen, and a pantry. The basement is appropriated to baths and washhouses and to work rooms, of which there are a considerable number. Here are also urinals and other conveniences. Three floors above form dormitories, in which the beds are arranged with a centre row, to which there are many objections. Mr. Grellier has also provided a sick ward, and a good number of lavatories. On the roof of the building the plan shows a large water tank.

Mr. Ricardo, who, we may say in passing, has produced a beautiful set of drawings, has given a design having some peculiarities. The lodging-house at the front end of the ground occupies a considerable portion of the area, and takes the exact form of the letter E, having in the middle, at the junction of the short perpendicular and horizontal portions of the letter, a lofty ventilating shaft. The greater portion of the building, has each floor appropriated to dormitories, the compartments being in this design divided from each other up to the ceiling. The divisions, are of slate, of which

we fear the cost would be found too great for the committee to contemplate. In the inner part of the letter E forming the plan, there are in the ground floor, besides the large space occupied by the shaft and chimney within it, a kitchen, scullery, larder, boiler-room, wash-house, laundry, and dining rooms. On the floors above are dormitories, and there are also an eating-room and living-room. A sufficient number of water-closets are provided, which we are not certain is the case in all the designs contributed, and is an omission which we have in another instance, found it necessary to remark upon. Lifts are shown communicating with the different floors, and air-shafts for ventilation. The residences are arranged much in the same manner as in other cases, each landing giving access to two dwellings, each containing a living-room and two bedrooms, with scullery, closets, and shaft for refuse. A portion of the ground is suggested as applicable for baths and washhouses, or as a playground for children.—In the departments of ventilation, lighting, and supply of water, this design deserves more particular notice. In the lodging-house, fresh air is admitted from close to the ground, which however may be considered objectionable, and is warmed in the basement, whence it ascends and passes along a trough immediately under the floor of the passage; and is admitted into each room by apertures above the level of the skirting. The vitiated air, it is supposed, will escape by apertures below the ceiling, perhaps too far below, and which communicate with the vitiated air trough placed beneath that for fresh air just mentioned. The motive power is expected to be given by the furnace at the bottom of the vitiated air-shaft. Other means of ventilation appear to be provided by apertures in the walls closed by slides. One gas-light suffices for two sleeping-rooms and a part of the corridor, and is properly ventilated. The supply of water is from an iron tank in the roof, and a basin is provided for each room. In the residences the fireplaces are arranged angularly, and so that a semicircular cavity in the line of division between one residence and the next, is left between two fireplaces, and in this would be a cluster of pipes for the conveyance of smoke. An Arnott's valve above each chimney-opening communicates with the cavity, and it is supposed that if the fire be lighted in any one of the rooms, the heat of the smoke-pipe would be sufficient to rarify the air and ventilate every room in the height of the building.

Mr. Barnett's plan is not undeserving of notice did space permit; the area, however, appeared to be injudiciously crowded, from the desire to obtain a considerable number of residences. The baths and washhouses were in the basement. The compartments of the dormitory were divided by partitions, the upper part of which was of lattice-work.

Of the decorative character of the designs, we have said nothing, as obviously it could hardly have passed the Committee, but as we have lost no opportunity of urging, that there is no reason why every building should not be arranged on good principles of taste, and that cheapness in no degree necessitates deformity, we trust the opportunity will not be lost sight of, to exert the beneficial influence of art, even in Spitalfields. Mr. Ricardo has perhaps paid the greatest attention to external features, and his design has some originality. In the lodging-house are circular headed arches, rusticated in the ground story and subdivided into two lights in the ground story and first floor, and a range of small arched windows in the third story, the building being surmounted by a cornice of considerable projection. The walls are of white, and the dressings of red brick. From the centre rises the tower, ornamented with arch-headed panels, and with a pyramidal capping and turret. The windows have the extravas pointed in the Florentine manner. The building containing the residences, is more of the ordinary Italian character: it has arch-headed windows, and rusticated piers. Mr. Beck's design, shown in red and yellow bricks, has a novel effect, and is not without merit. The circular window which terminates the roof of the coffee-room has a peculiar appearance. Mr. Dawkes's designs are Italian. The stair turrets are rusticated at the angles, and have open loggias above. The lodging-

house shows nothing more than ranges of two light arch-headed windows, and is the same in all three designs, as we ought to have said it was in plan. Mr. Grellier, who has been most industrious, has a design of yellow brick with red brick dressings, but not content with this, he has sent another set of elevations in sepiæ of a plainer character of design.

Of Mr. Barnett's elevations we cannot speak favourably. All the details are exceedingly massive, and the design would cost more money than would in any case be spared for an object of this nature. The windows are very close together, as they must almost necessarily be, but this defect is heightened by the decoration. The upper ranges of windows have a most naked look without dressings, whilst the cornices are carried up to the very top of the attic, above the cornice.—The difficulties in the observance of the "Buildings Act" could hardly be more considerable than in these buildings; indeed, some special permission would appear to be requisite in several particulars. Mr. Ricardo, however, has entirely omitted to consider the Act, since his cornice, without a parapet, would project over the street; and if the cantalivers are to be wood, as we suppose they must be, would, on that account alone, be objected to. It is right to mention this, if only in justice to Mr. Grellier, and those in whose drawings the same kind of error may not be observable. Obviously, to secure a fair decision, judges of designs should be acquainted with the "Act," to say nothing of other qualifications. We say this, however, only as connected with the general question of the propriety of non-professional judgments in competitions.

OBSERVATIONS ON THE NEW CHURCH OF SOUTH HACKNEY.

Sir,—The particulars given in a late number of your journal induced me to visit this edifice, the largest and most sumptuous church devoted to the Protestant ritual erected within the present century, and I shall be glad if you will allow me to state some objections which occur to me. The situation is advantageous—a road bounding three sides, and an open space on the other: the plan is an apsidal cross. The nave is too broad in proportion to the aisles for a first pointed church, thus destroying, upon first entering from the west, that essential impression, verticality, which is the characteristic of the first pointed style. The pillars supporting the nave arches have a crowded effect; two on each side would have been better omitted: the proportions of the remainder would then be in character with the extent of the church. The arches being elaborate, of two orders, with enriched sculpture upon the chamfers, the label moulding should, on no consideration, have been omitted. The arrangement of the transepts at the intersection of the nave is unreal, indicating a central tower: the arch across the nave is useless. In fact, the arrangements here adopted are the necessary accompaniments of a central tower, and should not be resorted to when this feature is in any other position. The tower and spire are the best proportioned features in the whole composition. The elaborately executed west doorway, with a double entrance, has the effect of being designed for a larger and more magnificent edifice, and, as an afterthought, thrust into its present position, so little do the general proportions harmonise with the edifice. The buttresses of the aisles are crowded; the triangular heads rising above the parapet, with heavy flying buttresses springing therefrom, should never be adopted in a parochial church, unless the roof is of stone: as here placed, they appear of no other use but that of supporting a useless projection supported upon corbels projecting from the exterior of the clerestory walls. The omission of those essential and characteristic features of a parochial church—a north and south porch—is not to be defended.

We now come to a grave structural defect at the intersection of the transepts with the chancel roof, shown in your engraving. A gable wall should have risen from the chancel arch (otherwise, what is the intention of a chancel arch?), and continued through the roof, presenting a gabled exterior, which would